

Forest Ridge
Approval Conditions for the Special Use Permit Issued on June 8, 2009

- a. Final water, sewer, and stormwater plans for the site must be approved by the Town Engineer.
- b. The tree protection fencing/clearing limit demarcation must be approved by the Town before grading begins.
- c. All other required permits and reviews will be secured by the applicant before construction begins, including but not limited to: fire, solid waste, soil and erosion control, zoning, and building code.
- d. The application materials including, but not limited to, the site plan, building elevations, and narrative, dated April 7, 2009 are those approved with this permit.
- e. The applicant shall make a payment in lieu of providing affordable housing in the amount of \$1,000 per house, payable to the Town of Hillsborough upon zoning permit issuance, with a final payment of \$7,000 upon the issuance of the final zoning permit, for a total payment of \$240,000 that the town will use to forward affordable housing opportunities in town.
- f. Prior to the issuance of any zoning permit for the site, the Town, Applicant, and Classical American Homes Preservation Trust must enter into a memorandum of understanding regarding greenway connectivity across this site from the Mountains to Sea Trail to the Meadowlands. The applicant will construct the trail as detailed in the memorandum and dedicate it to the town. The applicant will also make a payment to the town, to be used for maintenance and/or improvements to the trail, for the difference in cost between the installed surface and Chapel Hill gravel.
- g. The applicant shall investigate the use of constructed wetlands rather than ponds at each of the 5 proposed stormwater BMP device locations, and shall install constructed wetlands in at least two of those locations. The applicant reserves the option to install a fountain in the pond at the western entrance.
- h. Each building on the site shall be constructed to meet Energy Star and Bronze NAHB green building standards, and the Applicant shall secure the same certification for the site as a whole. Certification documentation will be provided to the town within 60 days of each Certificate of Occupancy for the structure being certified.
- i. The applicant will not apply for zoning permits in more than 2 phases as shown on the April 7, 2009 plans until at least 50% of the permits have been issued within the open phases.
- j. Certificate of Adequate Public Schools issued by School Superintendent must be provided to the town prior to the approval of a final plat for the development or phase within the development.